




DATE: August 20, 2007

TO: CVRC Board of Directors

FROM: David R. Garcia, Chief Executive Officer 

VIA: Ann Hix, Acting Community Development Director 
Eric Crockett, Redevelopment Manager 

SUBJECT: September 4, 2007 Joint Workshop of the City Council and the Chula Vista Redevelopment Corporation on Reorganization of Community Development/Redevelopment and the Roles and Responsibilities of the CVRC

This memo and attachments are provided to you in preparation for a September 4, 2007 joint workshop that is being scheduled between the City Council and the Chula Vista Redevelopment Corporation (CVRC). This workshop is being proposed in order to allow an interactive discussion on two topics: 1) the proposed reorganization of the Community Development Department to create a new Redevelopment Agency and Housing Authority; and 2) the roles and responsibilities of the CVRC, including appropriate approval authority for redevelopment projects.

ATTACHMENTS:

Reorganization of Community Development

The proposal to the City Council is to move the personnel who are currently employed by the City in the Community Development Department to a new Redevelopment Agency and Housing Authority ("Agency"), to be structured as shown in **Attachment A**. The proposal would move all staff located in the Housing Division, Redevelopment Division and Administration Division, and one person from the Economic Development Division, into the new Agency. The staff would become employees of the Agency, and not of the City of Chula Vista.

Additionally, the remaining two Economic Division staff members would move over to work with Economic Development Officer Denny Stone in the City Manager's office, and the three Redevelopment Planning Division employees would move into the Planning and

Building Department. The new Agency would contract for planning, financial, personnel and other services from the City's respective departments.

CVRC Planning Roles and Responsibility

As shown in **Attachment B**, the staff proposal is to allow the CVRC to assume and carry out one additional planning-related function—the approval of tentative maps—beyond those already authorized by the Municipal Code. The City Council would retain authority for approving final maps, as well as all other legislative matters as shown on Attachment B. Additionally, it is important to note that the City Council would continue to be the final appeal body for all CVRC planning approvals.

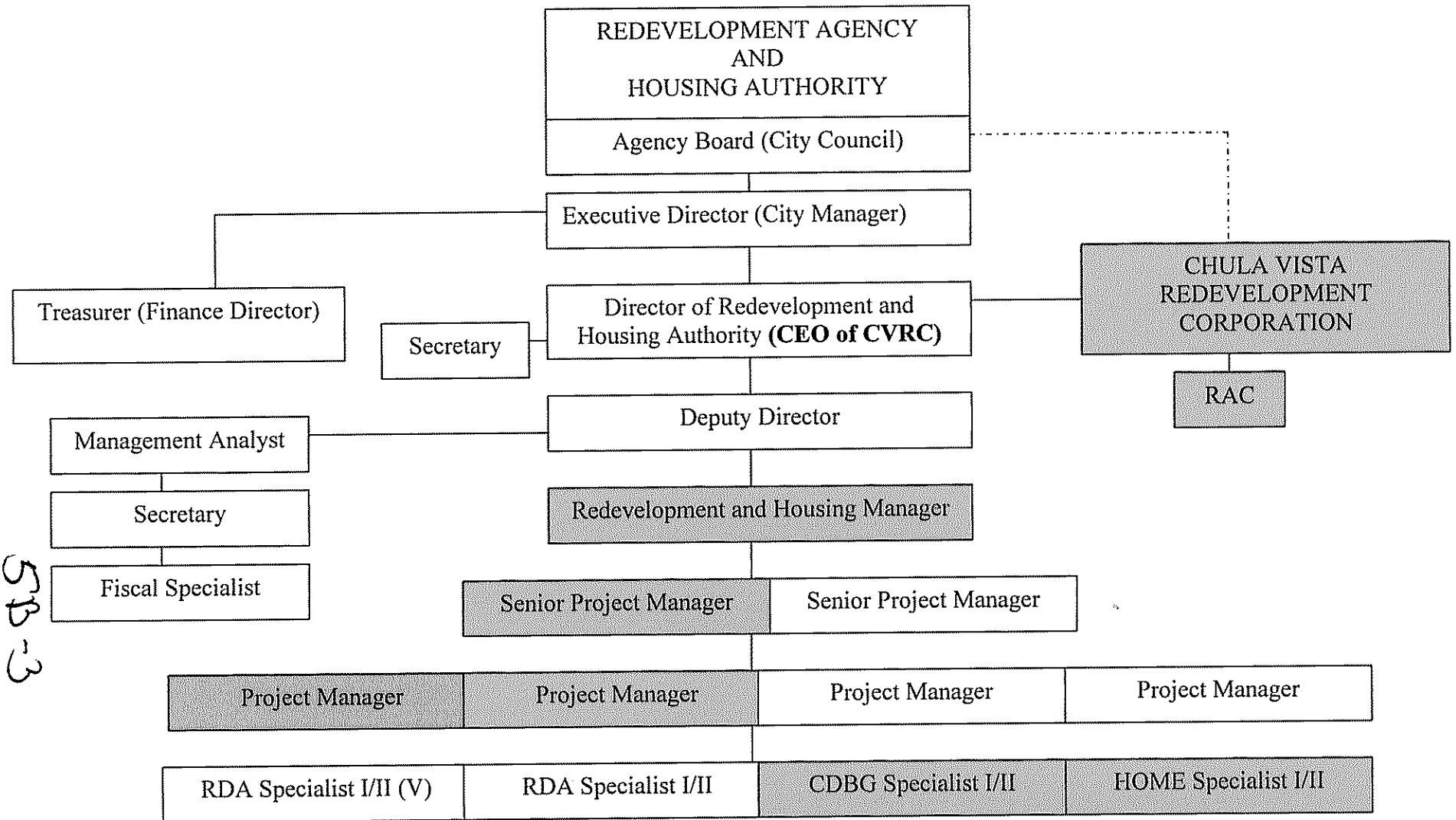
CVRC Redevelopment Roles and Responsibilities

Attachment C shows the staff proposal to allow the CVRC to assume and carry out three additional redevelopment functions beyond those already authorized by the Municipal Code: 1) entering into contracts with consultants, contractors, and vendors; 2) solicitation of participation by developers (RFQs and RFPs); and 3) acquiring property (other than through eminent domain). The City Council sitting as the Board of Directors of the Redevelopment Agency will continue to have approval authority for the legislative and fiduciary matters shown on Attachment C.

The proposed changes in both the staffing of the Redevelopment Agency and Housing Authority, and the roles and responsibilities of the CVRC, are recommended to provide a more concentrated and focused effort toward the redevelopment of Western Chula Vista.

PREPARED BY: *Ann Hix, Acting Community Development Director*

5B-2



Redevelopment Personnel
Housing Personnel
Economic Development Personnel

Chula Vista Redevelopment Corporation
Planning Roles and Responsibilities
8.14.07

The following chart provides a list of Planning related functions the CVRC is currently authorized to provide (in Black) and those the CVRC is proposed to provide (in Blue):

	DECISIONS	RECOMMENDATIONS
PLANNING FUNCTIONS	<p>CVRC shall assume and carry out the planning functions within redevelopment areas with respect to the following administrative and quasi-judicial items:</p> <ul style="list-style-type: none"> • Design review for the establishment, location, expansion or alteration of uses or structures in all residential zones, commercial, industrial, mixed use zones and within redevelopment project area boundaries • Variances • Conditional use permits • Lot line adjustments • Historical permits • Other administrative and quasi-judicial planning items • Appeals filed to contest sign permit rulings of the executive director or zoning administrator • Coastal development permits (within LCP permit jurisdiction) • Tentative maps • Environmental documents or exemptions for all of the above items 	<p>CVRC shall review and make recommendations to the City Council within redevelopment areas on the following legislative items* (§2.55.050(A)):</p> <ul style="list-style-type: none"> • General plan, specific plans, general development plans, precise plans, and sectional planning areas • Local coastal plan • Zoning regulations and rezones • Planning-related development agreements • Environmental documents or exemptions for the above <p><i>*In addition to recommendation by the Planning Commission</i></p>

Chula Vista Redevelopment Corporation
Redevelopment Roles and Responsibilities
8.14.07

The following chart provides a list of the redevelopment related functions the CVRC is currently authorized to provide (in black) and those the CVRC is proposed to provide (in blue):

	DECISIONS	RECOMMENDATIONS
REDEVELOPMENT FUNCTIONS	<p>CVRC shall assume and carry out redevelopment functions of the Redevelopment Agency with respect to the following items:</p> <ul style="list-style-type: none"> • Exclusive negotiating agreements • Replacement housing plans • Loans and expenditures involving CVRC funds • Enter into contracts (i.e. consultants, contractors, vendors) • Solicit participation by developers (RFQ and RFP) • Acquire property, not through eminent domain 	<p>CVRC shall review and make recommendations to the Redevelopment Agency on the following legislative (CVMC §2.55.060(A)) and/or fiduciary (Bylaws) items:</p> <ul style="list-style-type: none"> • Disposition and development agreements • Owner participation agreements • Purchase and sale agreements • Eminent domain • Redevelopment plans and implementation plans • Relocation plans • Financial transactions not involving CVRC funds (such as issuance of tax increment bonds)